170.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,100 / 625,100
					USE VALUE:	625,100 / 625,100
					ASSESSED:	625,100 / 625,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUNN BRYAN L
Owner 2:	
Owner 3:	
Street 1:	39 SURRY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GUNN BRYAN L & RICHARD W -
Owner 2:	-
Street 1:	39 SURRY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1075 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2981.000	267,800	700	356,600	625,100
Total Card	0.068	267,800	700	356,600	625,100
Total Parcel	0.068	267,800	700	356,600	625,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 581.38 /Parcel: 581.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112648
GIS Ref:
GIS Ref:
Insp Date: 07/25/18

!13135!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,800	700	2,981.	356,600	625,100		Year end	12/23/2021
2021	101	FV	260,700	700	2,981.	356,600	618,000		Year End Roll	12/10/2020
2020	101	FV	260,600	700	2,981.	356,600	617,900	617,900	Year End Roll	12/18/2019
2019	101	FV	222,800	700	2,981.	356,600	580,100	580,100	Year End Roll	1/3/2019
2018	101	FV	225,800	700	2,981.	315,800	542,300	542,300	Year End Roll	12/20/2017
2017	101	FV	225,800	700	2,981.	264,900	491,400	491,400	Year End Roll	1/3/2017
2016	101	FV	225,800	700	2,981.	264,900	491,400	491,400	Year End	1/4/2016
2015	101	FV	213,900	700	2,981.	229,200	443,800	443,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:15:14

LAST REV

Date	Time
08/23/18	14:29:49
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUNN BRYAN L &	34874-255		2/21/2002	Family	99	No	No		
DONAHUE JEFFREY	30367-350		6/30/1999		282,000	No	No		
WHITE PETER/ETA	26359-582		5/30/1996		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	112648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2012	92	Porch	88,875					ENCLOSE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
6/13/2012	Info Fm Prmt	BR	B Rossignol
12/31/2008	Measured	372	PATRIOT
6/19/2000	MLS		
12/28/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2981		Sq. Ft.	Site		0	70.	1.71	8									356,600						356,600	

Total AC/HA:	0.06843	Total SF/SM:	2981	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	356,600	Spl Credit		Total:	356,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.02859044
Adj $ / SQ:	187.461
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329005
Depreciation:	61195
Depreciated Total:	267810

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

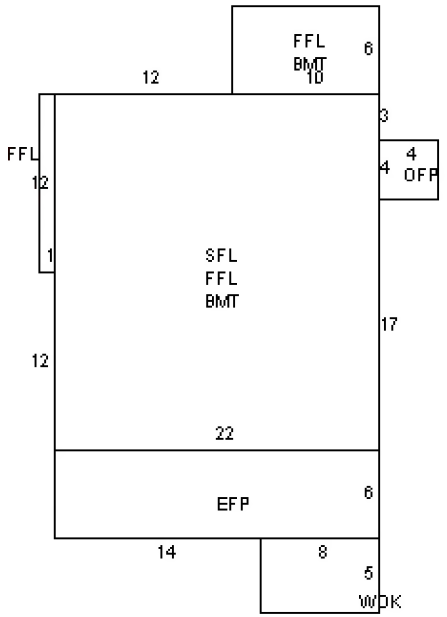
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.46
Special Features:	0	Val/Su Net:	144.68
Final Total:	267800	Val/Su SzAd	249.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	600	187.460	112,476
BMT	Basement	588	56.240	33,068
SFL	Second Floor	475	187.460	89,081
EFP	Enclos Porch	132	49.220	6,497
WDK	Deck	40	16.460	658
OFP	Open Porch	16	45.260	724

Net Sketched Area:	1,851			Total:	242,504
Size Ad	1075.1999	Gross Area	1904	FinArea	1075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

170.0-0003-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	GD	1999	4.48	T	12	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700